

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan

AFFECTED DISTRICT: 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SPM 1-1-09, Hidden Hollow 2, 4928 Southwest 66th Terrace (RM-10)

EXECUTIVE SUMMARY: The subject parcel was previously approved for two townhome buildings (five-units each) similar to Hidden Hollow Phase I (already built). The site plan modification will add 2 units to each building for a total of 14 units. The building size will be similar to the original. However, the width of each unit will be reduced to accommodate 5 units with three-bedrooms and 2 units with two-bedrooms in each building.

Note that, because new residential units are being proposed, the project is subject to compliance with the affordable housing incentive program (adopted in 2008).. Specifically, Section 12-573 of the Code, Inclusionary Unit Requirements, must be met prior to final site plan approval unless waived or modified by Town Council (see petitioner's letter attached requesting waiver). Staff has coordinated with the Town's Housing and Community Development Department on the waiver request.

In regard to Site Plan Committee recommendation #3, the Town Engineer has reviewed the direction of one-way roads and found the proposed Hidden Hollow plans to be accurate. However, a field inspection determined that certain road signs had been installed incorrectly and must be corrected.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel to approve subject to the following conditions

and changes: 1) subject to staff's comments; 2) that an irrigation plan would be attached; and 3) that the road direction would be reviewed and approved by Engineering. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – abstained; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 4-0)**

(Mr. Crowley waived his request that the petitioner have CBWCD approval prior to Town Council approval)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Exhibits

Application: SPM 1-1-09/09-31/Hidden Hollow 2
Original Report Date: 04/12/10

Revision: 04/29/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Zona 2 Developers LLC
Address: 8930 SR 84 – Suite 112
City: Davie, FL 33325
Phone: (954)474-6974

Petitioner

Name: Architect Jeffrey Evans
Address: 13860 Alexandria Court
City: Davie, FL 33325
Phone: (954)474-6974

Background Information

Petitioner Request: The petitioner is requesting site plan modification approval for the conversion of an existing 10-townhome project into a 14-townhome project.

Address: 4928 Southwest 66th Terrace

Location: Generally located on the corner of Southwest 66th Terrace and Southwest 49th Street

Future Land

Use Plan Map: Residential (10 DU/AC)

Zoning: RM-10, Medium Density Dwelling District,

Existing Use: Vacant

Parcel Size: 1.21 Acres (52,800 square feet)

Surrounding Properties:

	Land Use Designation	Zoning District	Current Use
North	Residential (10 DU/AC)	RM-10, Medium Dwelling District	Multi-Family Residential
South	Residential (1 DU/AC)	A-1, Agricultural District	Vacant
East	Residential (10 DU/AC)	RM-10, Medium Dwelling District	Hidden Hollow 1
West	Residential (1 DU/AC)	A-1, Agricultural District	Canal/Single-Family

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Plat Application, Palm Garden Park, was recorded in the Public Records of Broward County on May 27, 1925.

Site Plan Application (SP 6-1-06, Hidden Hollow 2) for 10 townhomes known as Hidden Hollow 2 was approved by Town Council on January 7, 2004.

Site Plan Application (SP 3-5-05, Hidden Hollow) for 10 townhomes on 1.235 acres east of the subject site and known as Hidden Hollow was approved by Town Council on July 3, 2007.

Concurrent Requests on same property:

Unity of Title Agreement (DA 2-3-10, Hidden Hollow) to unify two properties for the project known as "Hidden Hollow Townhomes" will be heard at the May 5, 2010 Town Council meeting.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-24 (I) (5) of the Land Development Code, RM-10, Multifamily Medium Dwelling District. The RM-8 and RM-10 Districts are intended to implement the ten (10) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium density multiple family dwelling districts in the Town of Davie.

§12-81 (C) of the Land Development Code, Conventional Multifamily Development Standards, RM-10, Low Medium Dwelling District requires the following minimums: lot area of 7,000 square feet, 100' frontage, 20' between buildings, 20' side setback, 25' front and rear setback, and the following maximums: height 35', 40% building coverage.

Section 12-208 (A)(8) of the Land Development Code, requires 2.5 spaces for each three-bedroom unit, plus one (1) guest space for each 10 units or part thereof.

Section 12-107 (C) of the Land Development Code provides landscaping requirements for multifamily districts.

Comprehensive Plan Considerations

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, policy 7-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The original site plan depicted two townhome buildings (five-units each) similar to Hidden Hollow Phase I (already built). The site plan modification will add 2 units to each building for a total of 14 units. The building size will be similar to the original. However, the width of each unit will be reduced to accommodate 5 units with tree-bedrooms and 2 units with two-bedrooms on each building.
2. *Architecture:* The proposed 14 units mirror the architectural features of Hidden Hollow I and are similar to the previously approved 10 townhome units. To add interest to the design, the petitioner has incorporated architectural details, such as balconies, stucco details, and tile roofs with different rooflines.

The proposed paint colors are also similar to Hidden Hollow Phase I, with light beige on the second floor contrasting with a sand color on the first floor. A darker brown tone is used as trim-color. The front entrances are highlighted by the patterned front doors protected by overhanging roofs.

3. *Access and Parking:* No modifications to the access have been made from the original site plan. Entrance to the development will be through Southwest 49th Street. The parking requirement has been met by providing all required 35 parking spaces, including guest parking one located between the buildings and the other at the southside of building #3.

4. *Lighting:* The photometric lighting plan meets the code requirements. Street lighting is located in Phase I. There is no additional lighting proposed for this development.
5. *Signage:* Signage is not part of this site plan application. All signs must meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets requirements as indicated in the Town of Davie, Land Development Code. The landscape plans show Ligustrum, Red Maple, Silver Buttonwood, and Orange Geiger at the landscape buffers. In addition Cocoplum hedges are including within these buffers.
7. *Drainage:* The petitioner is in the process of obtaining approval from Central Broward Water Control District (CBWCD) and preliminary reviews have been conducted. CBWCD approval is required prior to the final site plan approval (see petitioner's letter attached).
8. *Trails:* The subject site is not adjacent to any Town of Davie designated recreation trails or equestrian trails. The nearest trail is a recreation trail along Davie Road.
9. *Affordable Housing:* Affordable Housing Ordinance requirements pursuant to Section 12-573, Inclusionary Unit Requirements must be met prior to final site plan approval (see petitioner's letter attached).
10. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency determination from all Town departments.
11. *Compatibility:* The surrounding neighborhood is characterized by one to two-story single and multi-family residential homes. No specific overlay districts or guidelines have been adopted in the area. The proposed project is compatible with existing "Hidden Hollow I" multi-family residential homes with respect to density, scale, and mass.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Staff recommends providing decorative (i.e. pavers) crosswalks at the entrance points of the development, as well as, internal sidewalk crossings.
2. anticipated traffic generation (provide method used to calculate on separate sheet)
3. This project will require Central Broward Water Control District (CBWCD) approval prior to being scheduled to a public meeting.

Engineering Division:

1. Show road R/W lines for SW 49th Street on sheet C-4.
 2. Show a cross-section of SW 49th Street adjacent to proposed site.
 3. Proposed parking spaces adjacent to SW 49th Street are not permitted.
 4. Five (5) ft green area between the proposed pavers sidewalk and edge of asphalt pavement of SW 66th Terrace is recommended.
 5. Cross-section detail “B – B” shows 15 ft Canal Maintenance Easement. Site plan shows 20 ft.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town’s development procedures. The petitioner conducted meetings with the public at Town Hall Community Room (6591 Orange Drive) on March 26 and April 1, 2010. Attached is the petitioner’s Citizen Participation Report.

Staff Analysis

The proposed site plan is in conformance with all applicable Codes and Ordinances with respect to setbacks, buffering, and parking. The proposed multi-family residential project is compatible with surrounding residential developments in terms of density, scale, and mass. It should enhance the appearance of the neighborhood in general.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

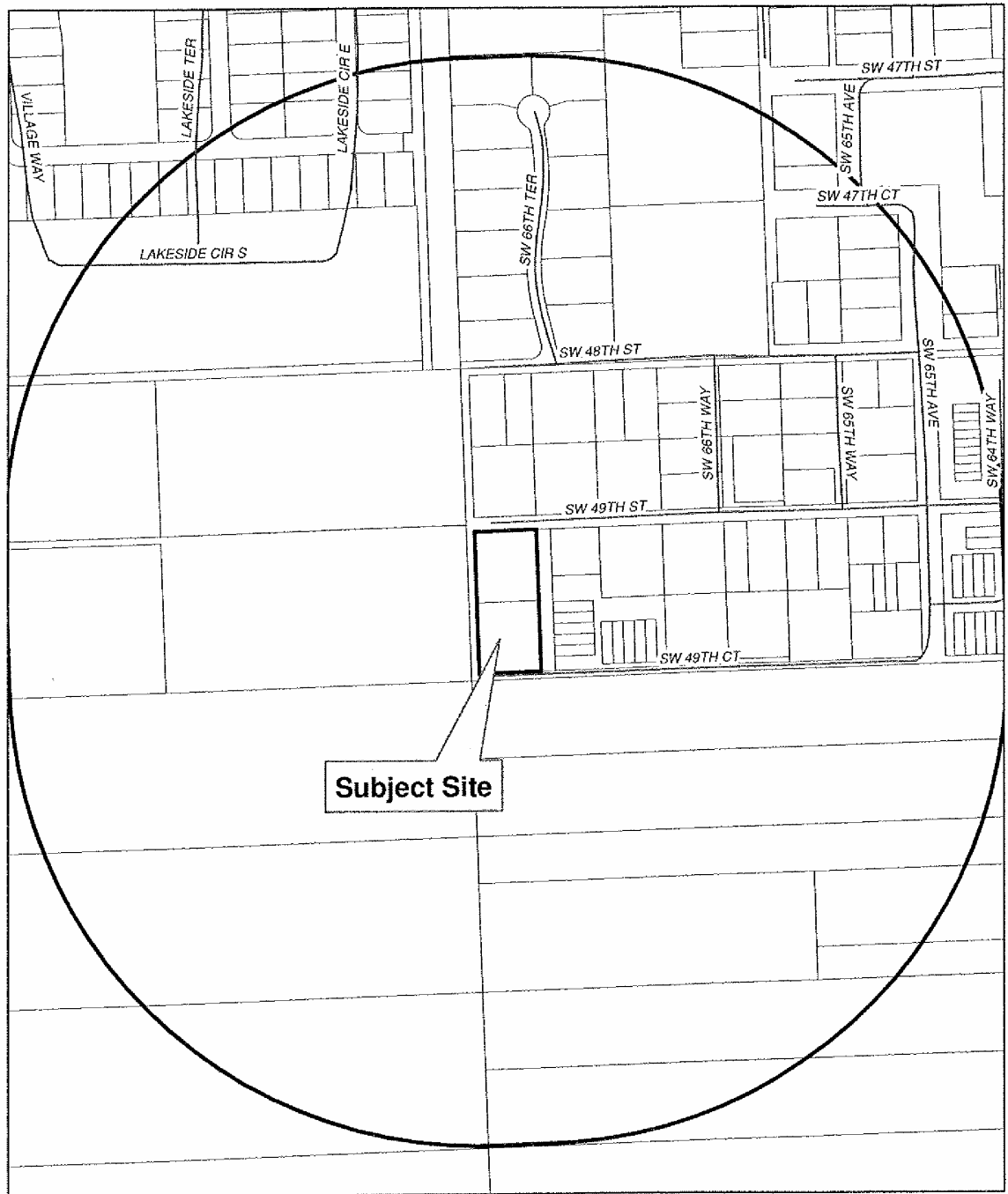
At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel to approve subject to the following conditions and changes: 1) subject to staff's comments; 2) that an irrigation plan would be attached; and 3) that the road direction would be reviewed and approved by Engineering. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – abstained; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 4-0)**
(Mr. Crowley waived his request that the petitioner have CBWCD approval prior to Town Council approval)

Town Council Action

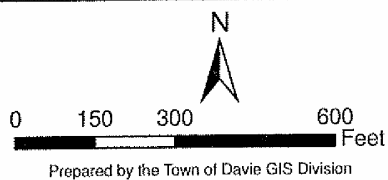
Exhibits

1. Mail-out Map
 2. Mail-out
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Report
 6. Applicant's Letter Regarding CBWCD
 7. Applicant's Letter Regarding Inclusionary Housing
 8. Future Land Use Plan Map
 9. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____
Reviewed by: _____



Subject Site



Prepared by the Town of Davie GIS Division

Site Plan Modification
SPM 1-1-09
1000 Foot Buffer

Prepared by: ID
Date Prepared: 2/3/09

SPM 1-1-09 / Hidden Hollow 2
SEXTON,DAVID JR & ANTONIA
6899 SW 50TH ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
RODRIGUEZ,JUAN 1/2 INT
RODRIGUEZ,KIM
6645 SW 49 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
JSW PROPERTIES DAVIE LLC
8930 ST RD 84 #181
DAVIE FL33324

SPM 1-1-09 / Hidden Hollow 2
OSORIO,ALEJANDRO &
PAZ,PATRICIA
4865 SW 64 WAY APT 6
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
PRICE,JEFFREY S
5000 SW 126TH AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
SHIVBARAN,DEORAM K
6491 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
KINGSBURY,JANET
2431 W SABLE PALM DR
MIRAMAR FL33023

SPM 1-1-09 / Hidden Hollow 2
MCDONALD,ALLEN J JR
4925 SW 65 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ZONA DEVELOPERS LLC
8930 W STATE ROAD 84 #112
DAVIE FL33324

SPM 1-1-09 / Hidden Hollow 2
SILVA,ISABEL
4855 SW 64 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FORERO,ALIDA
4855 SW 65 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CHAPPEL,ROSE M
6550 SW 49 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
POWMESAMY,SUBRYAN & RUKHOMANI
5000 SW 70TH AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
TRUEX,LLOYD & BARBARA
4702 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MORRIS,KENNETH R
16334 SEGOVIA CIR SOUTH
DAVIE FL33331

SPM 1-1-09 / Hidden Hollow 2
WILLIAMS,JODY
2028 NW 141ST AVE
PEMBROKE PINES FL33028

SPM 1-1-09 / Hidden Hollow 2
CCN WORLD CORP
1112 WESTON ROAD #229
WESTON FL33326

SPM 1-1-09 / Hidden Hollow 2
FARIAS,GREGORIO &
WORTON,CATHERINE J
4748 LAKESIDE CIR E
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
GOMEZ,CLAUDIO &
PRESTAN,MARCELA
6666 SW 48 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
WJP INVESTMENTS LLC
2593 W CYPRESS CREEK RD #101
FORT LAUDERDALE FL33309

SPM 1-1-09 / Hidden Hollow 2
BERGBAUER,JOSEPH
6750 LAKESIDE CIRS
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
EISEN,ABRAHAM J &
DE EISEN,MIRIAM A M
4762 LAKESIDE CIR E
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2
RE SOLUTIONS GROUP INC
3003 TERRAMAR ST #1402
FORT LAUDERDALE FL33304

SPM 1-1-09 / Hidden Hollow 2
KOSICKA,DANUTA
6474 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MCKENZIE,PATRICIA J
6482 PALM GARDEN CT
DAVIE FL33341

SPM 1-1-09 / Hidden Hollow 2
PRICE,JEFFREY
5000 SW 126 AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
SHIVBARAN,YOMATTI & GANESH
8281 SW 183RD ST R
VILLAGE OF PALMETTO BAY FL33157

SPM 1-1-09 / Hidden Hollow 2
TIMO,PAT G LEGRAND-
TIMO,REMY
1107 GLEN FOREST DR
GREENVILLE SC29607

SPM 1-1-09 / Hidden Hollow 2
SAATHOFF,HENDRIK
6467 PALM GARDEN CT UNIT 3
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ALE,KELLI ANN
4861 SW 64 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MATTHEWS,BRETT
3290 SW 131 TER
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
JAMES J CONROY TR
CONROY,JAMES J TRSTE
7340 BAY HILL DR
HIALEAH FL33015

SPM 1-1-09 / Hidden Hollow 2
VARGHESE,JACOB & SUJA J
4701 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
VARGHESE,JACOB T & SUJA J
5957 SW 114 AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
FOX,SUSAN M
465 S FIG TREE LN
PLANTATION FL33317

SPM 1-1-09 / Hidden Hollow 2
WILLIAMS,TOD E
4728 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CALEAN,SYLVIA L
4855 SW 66 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
GRIGLOCK,MATTHEW J 1/2 INT
FOLEY,GAIL S
6501 SW 49 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
JOHNS,M T & DENISE A
2700 SW 155TH LN
DAVIE FL33331

SPM 1-1-09 / Hidden Hollow 2
DAVIE MANOR TOWNHOMES
OWNERS'ASSOCIATION INC
PO BOX 290428
FORT LAUDERDALE FL33329

SPM 1-1-09 / Hidden Hollow 2
DAVIS,DENISE R
6580 SW 49 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
KING ROOFING & CONSTRCTN CORP
2121 SW 176 AVE
MIRAMAR FL33029

SPM 1-1-09 / Hidden Hollow 2
GRAJALES,YOLANDA
6621 SW 49 CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2
VARGHESE,JACOB T & SUJA J
5957 SW 114 AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
LEE,LAURY C
5115 SW 64TH AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
WJP INVESTMENTS LLC
2593 W CYPRESS CREEK RD #101
FORT LAUDERDALE FL33309

SPM 1-1-09 / Hidden Hollow 2
JORDAN,BRIAN T &
JORDAN,KRISTIN C
6820 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CHAYKIN,LEE B & NALINI
6764 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
STEEN,FREDERICK R &
STEEN,BARBARA J
4762 VILLAGE WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
THOMS,SCOTT &
THOMS,SHERRIL
11904 NW 47 ST
CORAL SPRINGS FL33076

SPM 1-1-09 / Hidden Hollow 2
PIRTLE,JAMES B JR
PIRTLE,LAURA
5181 SW 14 ST
PLANTATION FL33317

SPM 1-1-09 / Hidden Hollow 2
LAKESIDE VILLAGE OF DAVIE POA
6950 GRIFFIN RD #C8
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL33024

SPM 1-1-09 / Hidden Hollow 2
LA RIVA,DESIREE C
13352 NW 7TH ST
PLANTATION FL33325

SPM 1-1-09 / Hidden Hollow 2
ZONA DEVELOPERS LLC
8930 W STATE ROAD 84 #112
DAVIE FL33324

SPM 1-1-09 / Hidden Hollow 2
HIGHLAND GROWERS LLC
20533 BISCAYNE BLVD STE 4-456
AVENTURA FL33180

SPM 1-1-09 / Hidden Hollow 2
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ECDS REAL HOLDINGS LLC
5114 MASSY DR
LAKE WORTH FL33463

SPM 1-1-09 / Hidden Hollow 2
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FEDERICI,DAWN
4780 SW 65 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
TUPLER,A & RUTH
6570 SW 47TH CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FORMAN,MILES AUSTIN II
4900 SW 70 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CATHY LEE WACHTSTETTER TR
WACHTSTETTER,JAMES MASON ETAL
5150 SW 70 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ZONA DEVELOPERS LLC
8930 W STATE ROAD 84 #112
DAVIE FL33324

SPM 1-1-09 / Hidden Hollow 2
AUCAMP,JAMES JR & MARIE
6483 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FRANCO,MARTHA C &
TORO,LUIS HUMBERTO
4741 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
PRESTIGE GROWERS INC
3300 BURRIS RD
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ZONA 2 DEVELOPERS LLC
13860 ALEXANDRIA CT
DAVIE FL33325

SPM 1-1-09 / Hidden Hollow 2
IZQUIERDO,LOUIS & YANIRE
10401 N CAMELOT CIRCLE
DAVIE FL33328

SPM 1-1-09 / Hidden Hollow 2
MAR-VENICI,MARIA
6664 SW 48 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
HAYDU,THOMAS A
12040 SW 26TH ST
DAVIE FL33325

SPM 1-1-09 / Hidden Hollow 2
RADUCHA,HENRY & CHRISTINE
6600 SW 56 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
RADUCHA,GREGORY
34 ROWLAND ROAD
OLD LYME CT06371

SPM 1-1-09 / Hidden Hollow 2
BARNETT,DENNIS &
BARNETT,DONNA
4748 VILLAGE WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ESSLINGER,JOHN
6637 SW 49 CT
FORT LAUDERDALE FL33314

SPM 1-1-09 / Hidden Hollow 2
GUTTMAN,MARK
4734 LAKESIDE CIR E
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
HOWARD,EMILY S &
BRANLY,ROLANDO M
4201 SW 67 TERR
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
BRACERO,MARLENE R
PO BOX 4981
FORT LAUDERDALE FL33338

SPM 1-1-09 / Hidden Hollow 2
DELMONTE,ZOILA
4934 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
HIDDEN HOLLOW TOWNHOMES
ASSOCIATION INC
13860 ALEXANDRIA CT
DAVIE FL33325

SPM 1-1-09 / Hidden Hollow 2
COBA,PATRICIA
2418 FLAMINGO LANE
FORT LAUDERDALE FL33312

SPM 1-1-09 / Hidden Hollow 2
IZQUIERDO,LOUIS & YANIRE
10401 N CAMELOT CIRCLE
DAVIE FL33328

SPM 1-1-09 / Hidden Hollow 2
SEVER,MARK
5580 NE 28 AVE
FORT LAUDERDALE FL33308

SPM 1-1-09 / Hidden Hollow 2
TEEN CHALLENGE OF FL INC
15 W 10TH ST
COLUMBUS GA31901

SPM 1-1-09 / Hidden Hollow 2
SCHECHTER,ELLEN T LE
WEINBERGER,PAULA
7528 SW 28 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MATTHEWS,BRETT
3290 SW 131 TER
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
MILLER,SUSAN F
705 SW 20 TER
FT LAUDERDALE FL33312

SPM 1-1-09 / Hidden Hollow 2
BRESNAHAN,TERYSE D'ANDREA
4950 SW 70 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
SCHAET,STEVEN A & JENNIFER
4769 LAKESIDE CIR E
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
POULOS,EVANGELOS & MELINDA
5100 SW 70 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
D & L INVESTMENT PROPERTIES INC
2640 SW 155 LANE
DAVIE FL33331

SPM 1-1-09 / Hidden Hollow 2
CEBALLOS,CARLOS E
2611 NW 56TH AVE APT A418
LAUDERHILL FL33313

SPM 1-1-09 / Hidden Hollow 2
MONTROSS,ANDY &
MONTROSS,JAYNE
6490 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
TUPLER,A W & RUTH
6570 SW 47 CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
LAKESIDE VILLAGE OF DAVIE POA
6950 GRIFFIN RD #C8
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
PENA,JOSE
6834 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FORERO,ALIDA
4817-4815 SW 65 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MASON,AMANDA MARIE
MASON,FREDRICK D
4875 SW 64 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
BAJNATH,PRADEEP R & MOHANI T &
BAJNATH,WASHTI
7872 N. SILVERADO CIR
HOLLYWOOD FL33024

SPM 1-1-09 / Hidden Hollow 2
TRUEX,LLOYD E & BARBARA E
4702 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MARSHALL,TERRANCE K
6591 SW 48 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FOX,SUSAN M
465 S FIG TREE LN
PLANTATION FL33317

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2
GUASTO,NICHOLAS
6475 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
LAKESIDE VILLAGE OF DAVIE POA
6950 GRIFFIN RD #C8
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
WONG,WILLIAM TANG
WONG,AMY HAU-FAN ETAL
6792 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
LEE,EUGENE F & DORSEY R
15038 SW 10 ST
SUNRISE FL33326

SPM 1-1-09 / Hidden Hollow 2
KOBIEROWSKI,WALTER &
KOBIEROWSKI,STASIA
3 BUTTERNUT LN
PLAINVILLE CT06062

SPM 1-1-09 / Hidden Hollow 2
CHAPPELL,ROSE
6600 SW 49 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FAGNAN,NICOLE M
4929 SW 65 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
RIVERO,ALICIA
6458 PALM GARDEN CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
CANFIELD GROUP LLC
11401 SW 49 PL
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
PRESTIGE GROWERS INC
3300 BURRIS RD
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
GRANT,GUY WESLEY &
GRANT,JENNIFER
4125 SW 76TH AVE
DAVIE FL33328

SPM 1-1-09 / Hidden Hollow 2
PRICE,JEFFREY
5000 SW 126 AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
THOMAS,DELCIE
4851 SW 64 WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
LOFTS OF PALM GDN HOMEOWNERS
4875 SW 64TH WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
H&R BLOCK BANK
% BAC HOME LOANS SERVICING
7105 CORPORATE DR
PLANO TX75024

SPM 1-1-09 / Hidden Hollow 2
ZONA 2 DEVELOPERS LLC
8930 STATE ROAD 84 STE 112
DAVIE FL33324

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2
KELLER,GENEVIEVE 1/2 INT
PERKINS,BONNIE J
4881 SW 64TH WAY
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
ROBERTS,CHARLES LARRY &
ROBERTS,EDITH
1209 SW PINE TREE LANE
PALM CITY FL34990

SPM 1-1-09 / Hidden Hollow 2
PRICE,JEFFREY
5000 SW 126 AVE
DAVIE FL33330

SPM 1-1-09 / Hidden Hollow 2
LAKESIDE VILLAGE OF DAVIE POA
6950 GRIFFIN RD #C8
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
MOSS,RICHARD W SR
RICHARD W MOSS SR REV TR
6900 SW 50 ST
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
DAVIE HOMES ONE LLC
1091 NW 31ST AVE # C1
POMPANO BEACH FL33069

SPM 1-1-09 / Hidden Hollow 2
SCHNEIDER,DIETER M
6806 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
DAWKINS,GAYLETTE G
6778 LAKESIDE CIR S
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
VARUGHESE,SHIBU
4760 SW 66 TER
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
FEDERICI,DAWN
4780 SW 65 AVE
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
SAHADAT,NURELENE &
SHIVBARAN,DEONAND
8281 SW 183RD ST
PALMETTO BAY FL33157

SPM 1-1-09 / Hidden Hollow 2
HAYDU,THOMAS A & JUDITH L
12040 SW 26 ST
DAVIE FL33325

SPM 1-1-09 / Hidden Hollow 2
PRESTIGE GROWERS INC
3300 BURRIS RD
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
STAGE,KRISTEN E
6553 SW 49 CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
TUPLER,A & RUTH
6570 SW 47TH CT
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
LAKESIDE VILLAGE OF DAVIE POA
6950 GRIFFIN RD #C8
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2
WJP INVESTMENTS LLC
2593 W CYPRESS CREEK RD #101
FORT LAUDERDALE FL33309

SPM 1-1-09 / Hidden Hollow 2
PEREZ-DIAZ,WILFREDO &
FIGUEROA,NILDA
8945 HARRIVAN LANE
FAIRFAX STATION VA22039

SPM 1-1-09 / Hidden Hollow 2
GILL,BRENT D
5524 CHICORY FALLS CT
LAS VEGAS NV89148

SPM 1-1-09 / Hidden Hollow 2
IZQUIERDO,LOUIS & YANIRE
10401 N CAMELOT CIRCLE
DAVIE FL33328

SPM 1-1-09 / Hidden Hollow 2
ASIM,MOHAMMAD & BEENISH
PO BOX 694957
MIAMI FL33269

SPM 1-1-09 / Hidden Hollow 2
BAUM,SOPHIA A EST
5035 DAVIE RD
DAVIE FL33314

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4700 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6505 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4740 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4738 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4733 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4731 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4730 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4728 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4721 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4711 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4710 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4703 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4743 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4701 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4748 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4865 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4857 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4815 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4807 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4805 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4931 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4925 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4883 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4791 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4755 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4755 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4755 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4702 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
5050 SW 70 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6625 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6666 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6622 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6622 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6591 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6591 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6585 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6585 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6503 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4741 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4700 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4885 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
5050 SW 70 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4950 SW 70 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4854 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4820 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4818 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4817 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4815 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4802 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4761 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4760 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4753 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4751 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 47 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6591 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6600 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6580 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6560 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6550 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6501 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6553 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6551 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6664 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6664 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4725 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6622 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6611 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6585 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6585 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6522 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6504 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6502 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6501 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6570 SW 47 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 47 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4946 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6624 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6632 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6669 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6560 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4881 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4875 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4871 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4871 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4871 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4865 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4861 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4855 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4855 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4851 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4851 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6608 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6899 SW 50 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6609 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6667 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6666 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6665 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6661 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6650 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6645 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6625 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6620 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6617 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6614 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6613 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4891 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6900 SW 50 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6890 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6503 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4748 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4762 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6750 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6764 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6778 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6792 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6806 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6820 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6834 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6848 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4748 LAKESIDE TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6876 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4762 LAKESIDE TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6904 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4928 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4923 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4930 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4934 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4938 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4942 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6637 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6633 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6621 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6862 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4763 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6881 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4927 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4929 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6575 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6500 SW 47 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4712 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4750 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4762 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4734 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4723 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6652 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
5010 SW 70 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4700 DAVIE RD
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6562 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6510 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4867 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4852 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6622 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6591 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4948 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4769 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4755 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4741 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4713 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6510 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4805 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4804 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6585 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4855 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4817 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4805 SW 65 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4875 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4881 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4879 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4877 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4875 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6629 SW 49 CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4850 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6510 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6520 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6510 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6659 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6657 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6655 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6652 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6625 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6612 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6610 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6600 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4875 SW 65 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6624 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6884 LAKESIDE CIR
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6467 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6475 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6491 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6483 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4909 PALM GARDEN LN
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4901 PALM GARDEN LN
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6490 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6474 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6466 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6458 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6482 PALM GARDEN CT
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4807 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6624 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4818 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6400 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6580 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6580 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4720 SW 66 TER
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
5100 SW 70 AVE
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6560 SW 49 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6650 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6656 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
6654 SW 48 ST
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4857 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4855 SW 66 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4851 SW 64 WAY
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2
Current Occupant
4917 PALM GARDEN LN
DAVIE FL 33314

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

SPM 1-1-09 / Hidden Hollow 2

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SPM 1-1-09 / Hidden Hollow 2



Zona 2 Developers LLC

8930 State Rd. 84 Suite 112

Davie, FL 33324

Tel: 954-474-6974

Fax: 954-474-4330

March 11, 2010

RE: Citizen Participation Plan Meeting for: Hidden Hollow 2 Townhomes

Dear Neighbor:

This letter is to invite you to a citizen participation meeting to review the application to the Town of Davie for a 14 Unit Townhome Named Hidden Hollow 2. This vacant 1 Acre Parcel located on the corner of 49th Street and 66th Terrace will be a continuation of Phase 2 of the already existing Townhomes in Hidden Hollow Community. The planned community will be a family and pet friendly community that will continue to enhance the surrounding communities.

Under the Town Ordinance, the petitioner, Zona 2 Developers LLC is required to hold 2 (two) Citizen Participation meetings and send notice to all property owners within a 1,000 feet of the subject site, prior the Town initiating their review of the application. We have a scheduled the following meeting:

First Citizen Participation Meeting:

Date: Friday March 26, 2010

Time: 7:00 pm to 8:00 pm

Location: Town Hall Community Room (North Side of building adjacent to main parking area)

6591 Orange Dr.

Davie, FL 33314

Date: Thursday April 1, 2010

Time: 7:00 pm to 8:00 pm

Location: Town Hall Community Room (North Side of building adjacent to main parking area)

6591 Orange Dr.

Davie, FL 33314

You are welcome to attend the meeting and give your input or if you wish to submit written comments please send them to the above address. Also, please be advised that there will be additional opportunity for public input at the Town of Davie Public Hearing at the Site Plan Committee and at the Town Council Meeting.

Sincerely,

Jeffrey Evans, RA, NCARB, LEEDS Cert.
Manager

Attachments: Site Plan, Aerial



Zona 2 Developers LLC

8930 State Rd. 84 Suite 112

Davie, FL 33324

Tel: 954-474-6974

Fax: 954-474-4330

3/26/2010

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Dr.
Davie, FL 33314

RE: Citizen Participation Meeting #1

For: Site Plan Modification for Hidden Hollow 2

Held: Friday March 26, 2010 at 7:00 pm
Town of Davie Community Room
Attended: 5 people from the community

We presented the scope of work which is a Site Plan modification to an approved site plan to increase the number of townhomes from an approved 10 unit to 14 for the Hidden Hollow 2 Parcel.

It was explained that we were unifying the Phase -1 parcels with the Phase -2 parcels to create a single community with a total of 24 for Hidden Hollow.

Due to the current market condition and the current surrounding neighborhood being smaller homes which are mostly rental homes, we need to make the modification to sell homes which fit more appropriately with the neighborhood. Also, we stated that the 4 additional units added were 2 bedroom units which do not add to the school count and that these were all affordable homes the Town needs.

Most of the residents attending rent homes in the neighborhood and the following is a list of their concerns:

1. Too much traffic will be added to their neighborhood and particularly 49th St. which is very narrow.
2. Rain water collects at the intersection of 49th St. and 66th Terr.
3. They felt it was too many units
4. They did not want us to build at all and maybe sell the property to someone and maybe the Town would buy it and keep it as open space.
5. They wanted the new one-way road 49th Court to be reversed back to what was approved with Hidden Hollow 1, which would be all cars heading west into Hidden Hollow.
6. Add speed humps to 49th St. to slow people down.
7. Start construction after 8:00 am

We responded to the items above as follows:

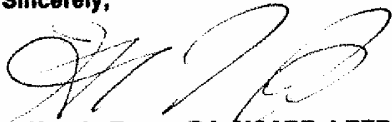
1. The zoning for this platted neighborhood is RM 10 and has been this way since the 1920's. The road system and exits are by the Town of Davie. We are aware that 49th St. is very narrow but this also helps to keep the speed of vehicles a bit slower. When we built Hidden Hollow 1 we agreed to build 2 roads for the Town which serve our community. We also installed water and sewer which some newer communities down 49th Ct. are using without contribution to the construction costs. We also added future water and sewer extensions to the Hidden Hollow 2 site in 2006. We held 2 citizen participation meetings in 2006 and held them in one of our townhomes right in the neighborhood. No one attended these meetings and we were approved to build 10 additional Townhomes at Hidden Hollow 2.

2. *As part of the approved plan and the amended site plan, we will correct the flooding problem at 49th St. and 66th Terr.*
3. *The amount of units we are proposing is allowed by Code for the total gross density for Hidden Hollow.*
4. *Finishing this community is a priority, yet at best I will recover what I have invested in it and it will help improve the resale values in the neighborhood.*
5. *Reversing the travel direction is shown as part of this site plan. By doing so, it will relieve the construction traffic from 49th St. to 49th Court.*
6. *Adding speed humps is an easy solution which the Town should add in appropriate locations and also consider drainage complications.*
7. *We will comply with the Town Ordinances on construction start times and since most of the road and utility work has been done, we can shorten the length of the construction process.*

Overall the tone of the meeting was not constructive and no solutions offered were acceptable, except to not build the Community. They intend on taking these concerns to the next meeting and then to Town Council.

I, Jeffrey Evans hope the above information fulfilled the requirements of the Public Participation Ordinance concerning this Site Plan Modification Process for Hidden Hollow 2.

Sincerely,



Jeffrey L. Evans, RA, NCARB, LEEDS Cert.
Manager



Zona 2 Developers LLC

8930 State Rd. 84 Suite 112
Davie, FL 33324
Tel: 954-474-6974
Fax: 954-474-4330

4/1/2010

**Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Dr.
Davie, FL 33314**

RE: Citizen Participation Meeting #2

For: Site Plan Modification for Hidden Hollow 2

**Held: Thursday April 1, 2010 at 7:00 pm
Town of Davie Community Room
Attended: 8 people from the community**

We presented the scope of work for the Site Plan modification. Then we went over the previous comments from the last meeting since most of the people attended were the same. Again, most of the residents attending, rent homes in the neighborhood.

The following is a list of their concerns:

- 1. They still insisted that 49th St. had too much traffic and that Hidden Hollow 2 was bringing in too many cars which the street could handle. They wanted to know how I came up with the number of units for the property.**
- 2. They understood that we would be fixing the drainage at 49th St. and 66th Terr.**
- 3. They stated that Hidden Hollow 2 had too many units. A few accepted that 10 units would be built. Most still wanted none to be built. They asked if I had done an environmental study and determined if any endangered animals were in my site.**
- 4. The same comment as #3 above.**
- 5. We had a very long discussion on the new 49th Ct. (a one way-street). They insisted that the 49th Ct. extension east of Hidden Hollow 1 was built for my development and the road and my HH 1 development closed off the property at 6612 SW 49th Ct. (which does not have drainage and now floods often). They wanted 49th Ct. expanded to a full 2 way road.**
- 6. They still want the speed humps to slow down traffic on 49th Street.**
- 7. The construction start time was not discussed again.**

We responded to the following items as follows:

- 1. *I stated that I still own 3 units in Hidden Hollow 1 and I rent them and visit the site constantly and I have seen cars going quickly down 49th St. and that speed humps might help slow people down. Rather than explain how density is calculated, I stated I met all Town of Davie Codes.***

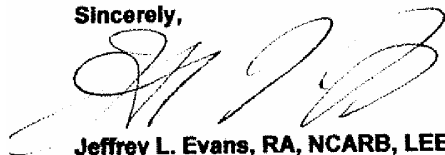
2. We will fix the drainage on 49th St. and 66th Terr. as part of our construction as previously approved.
3. I stated I was allowed to build 14 units and the density is consistent with the whole neighborhood and all of the new developments on this platted community were the same density, all allowed by the zoning. In fact, some of the older duplexes were on ¼ acre lots and were restricted because of the septic tanks. The required environmental studies were filed with the Town as part of the previous approvals, which meets the codes.
4. Same as above.
5. The Town built 49th Ct. East of Hidden Hollow 1 to 65th Ave. to accommodate a development which was approved for 5 units on ½ acre on 49th Ct. and needed access for the fire emergency trucks. It was not required for Hidden Hollow 1 development. The road was constructed as a one way road because the Town did not have the amount of right of way road and the existing homes on that road would not give up any of their land for the right of way when the Town built 49th Ct. Extension. It cut off the low lying lot at 6612 to drainage to the south and now that lot floods because all the properties around it are built to the new flood criteria and that the lot does not have any onsite retention area.
6. They need to request the speed humps from the Town since it is a Town owned right of way.
7. Construction traffic was not discussed.

The meeting ended without resolution and they wanted to know when the Town Council Meeting on this item would be up for discussion. I told them to visit the Town of Davie Website for the date. They insisted they would make the complaints heard at Town Council.

- Enclosed is a traffic count for the additional units requested by my civil engineer.
- I am enclosing a letter I received from John Bubrick who owns and rents the property at 6625 SW 49th St. adjacent to Hidden Hollow 1. I called him and discussed his concerns. He understood that I had the right to build and that I have always tried to be a good neighbor.
- A copy of the letter sent out to the residents, a site plan and aerial.
- Sign in sheets for meetings #1 and #2

I, Jeffrey Evans hope the above information fulfilled the requirements of the Public Participation Ordinance concerning this Site Plan Modification Process for Hidden Hollow 2.

Sincerely,



Jeffrey L. Evans, RA, NCARB, LEEDS Cert.
Manager

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I

HIDDEN Hollow '2' -
 SITE PLAN MODIFICATION-MTH #1
 (Date) 3/26/2010

NAME	ADDRESS	PHONE
Mike Gwatney	6669 SW 49th St	954 316 8928
LOREE GWATNEY	" "	
Danny Johns	6625 SW 49 St	954 520 0200
Denise Johns	2700 SW. 155th Lane	954-452-2795
Tim Farnan	6625 SW 49 St E	954 882-1570

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING

		(Date)	
		4/1/10	
OWNER OR RENTER	NAME	ADDRESS	PHONE
R	EDGAR ALBERT LAY	6661 SW 49th	954 327 7289
R	CAROL MONG	"	"
	LOREE GWATNEY	6669 SW 49 ST	954-316-8920
	MIKE GWATNEY	" "	"
	Patricia Coba	6612 S.W.	954-583-41
	<i>Do John</i>	6625 SW 49 ST	954-520-0
	Tim Farnum	6625 SW 49 ST	954 882-1576
	Willis Stutter	6614 SW 49 ST	954-792-9828

John A. Bubrick
RE Solutions Group, Inc.
3003 Terramar Street, Suite 1402
Fort Lauderdale, FL 33304

March 22, 2010

Mr. Jeffrey Evans
Zona 2 Developers LLC
8930 State Rd. 84, Suite 112
Davie, FL 33324

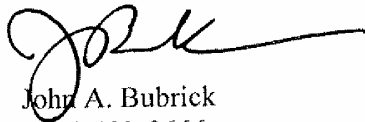
RE: Hidden Hollow 2 (HH2) Townhomes

Dear Jeff:

As you know, I am the owner of 6652 SW 49th Street. I will be unable to attend the Citizen Participation Plan Meetings for HH2. My long term tenant, Larry Post (18 years in 6650), may attend one of the sessions to articulate our concerns. Here is the gist:

1. As the density of the population in the neighborhood has increased, the volume of speeders on the narrow roads has followed. I assume that Davie has criteria for assessing the appropriate width of roads given an increased population. Speed bumps should also be considered, given the number of children in the area.
2. The drainage on at the intersection of your HH access road and SW 49th (by my property) needs to be evaluated. Larry Post and I both observed that significant water accumulates during sustained rainfall. I am not sure how HH II impacts that, other than the number of drivers plowing through deep puddles will increase.
3. The prospect of a new multi-year construction site in such close proximity to HH I and my property isn't exactly good news. I trust all the appropriate safeguards and controls will be installed to manage dust, debris, noise, traffic and the like.

Yours truly,



John A. Bubrick
(954) 483-9666
jbubrick@comcast.net

Lise Bazinet

From: jea1arch@comcast.net
Sent: Thursday, April 22, 2010 11:44 AM
To: Lise Bazinet
Subject: HH2 Approvals

Lise, I understand that it is my responsibility ,on Hidden Hollow 2, to get Central Broward Water Control District approvals prior to applying for a building permit. I also understand that my Town of Davie site plan approvals is also based on the approvals of CBWCD. Thankyou, Jeff Evans Manager for Zona 2 Developers LLC.



Zona 2 Developers LLC

8930 State Rd. 84 Suite 112
Davie, FL 33324
Tel: 954-474-8874
Fax: 954-474-4330

April 23, 2010

Town of Davie
Mr. David Quigley, AICP
Planning and Zoning Manager
6591 Orange Dr.
Davie, FL 33314

Re: Hidden Hollow 2

Dear Sirs:

During the site modification process, we decided to unify the titles of all the properties which will encompass the community of Hidden Hollow. (Per the legal opinion of the Town Attorney). The original plans for Hidden Hollow included adding future parcels to the community. This is represented by the extension of the utilities to the phase 2 parcels and the pre-planning of Phase 1 to include future phases. By unifying the parcels into one community, we are allowed to build a total of 24 units in Hidden Hollow, as per the zoning code. There are 10 units in Phase 1 and 14 units planned for Phase 2.

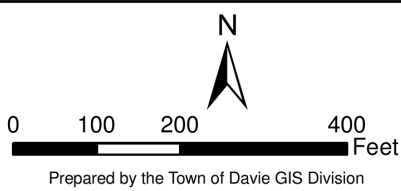
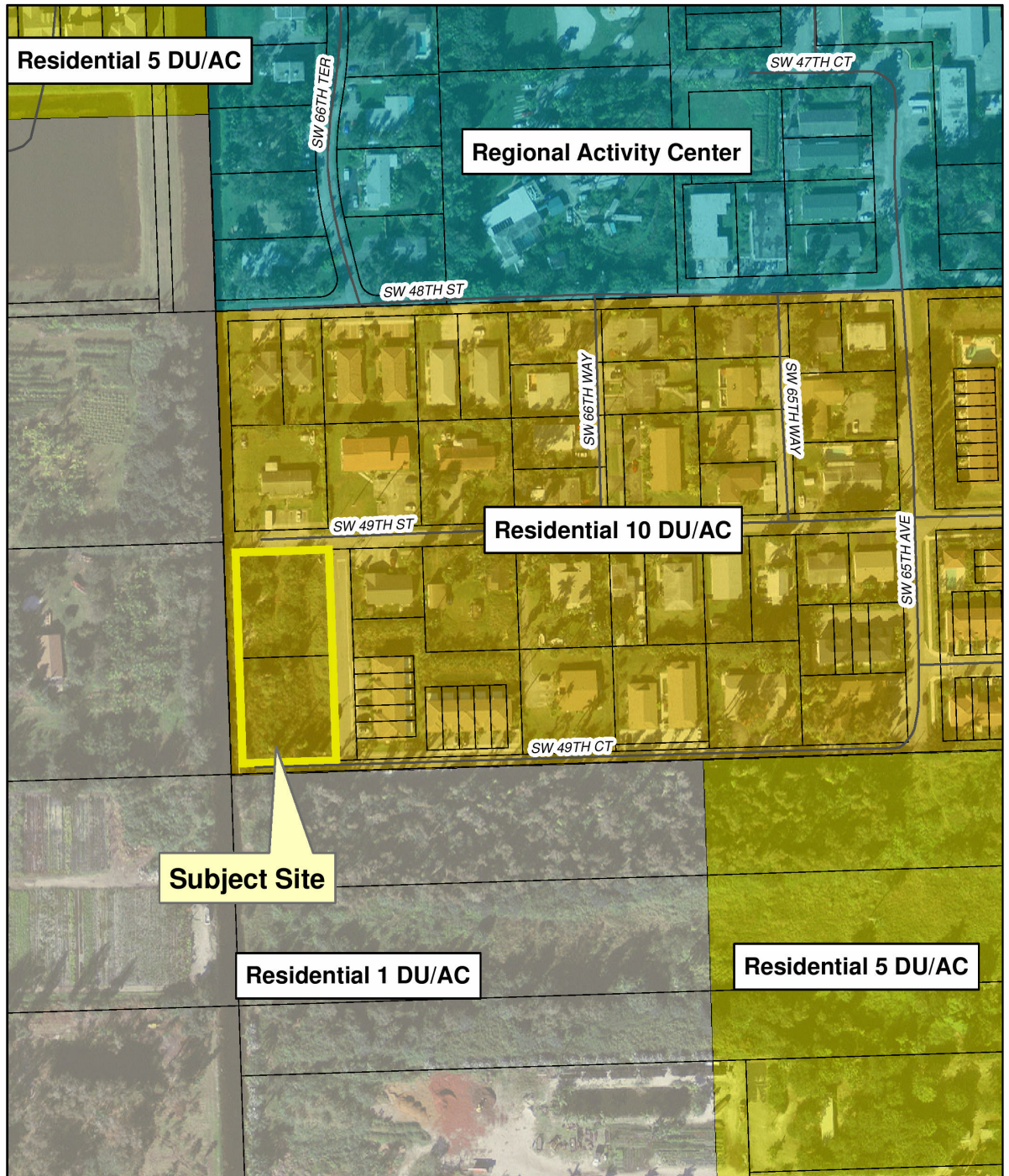
This is the first site plan to be processed since the affordable housing ordinance was passed. It is our opinion that since we are already approved for 10 units in phase 1 and 10 units for phase 2, that the site modification to add 4 units is under the threshold for inclusion (over 10 units) per the ordinance. Since we are the first community to be reviewed under the new ordinance, we are applying for approval under section 12-579 B alternative compliance developer's agreement. By doing so, we demonstrate our willingness to comply with the intent of the ordinance.

The four additional units requested meet all the requirements of the zoning code and we are offering all 4 units for sale as AFFORDABLE HOMES under \$180,000 with no restrictions on the sale of the homes. By doing so, we are providing twice the number of units that would have been required and we are offering the remaining units as work force housing, homes under \$195,000, which is well below the Broward County requirements for workforce housing and furthermore exceeding the requirements of the ordinance.

We would welcome any assistance possible to expedite the approval and permitting of the future homes at Hidden Hollow.

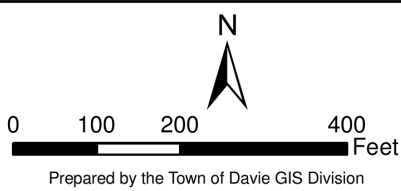
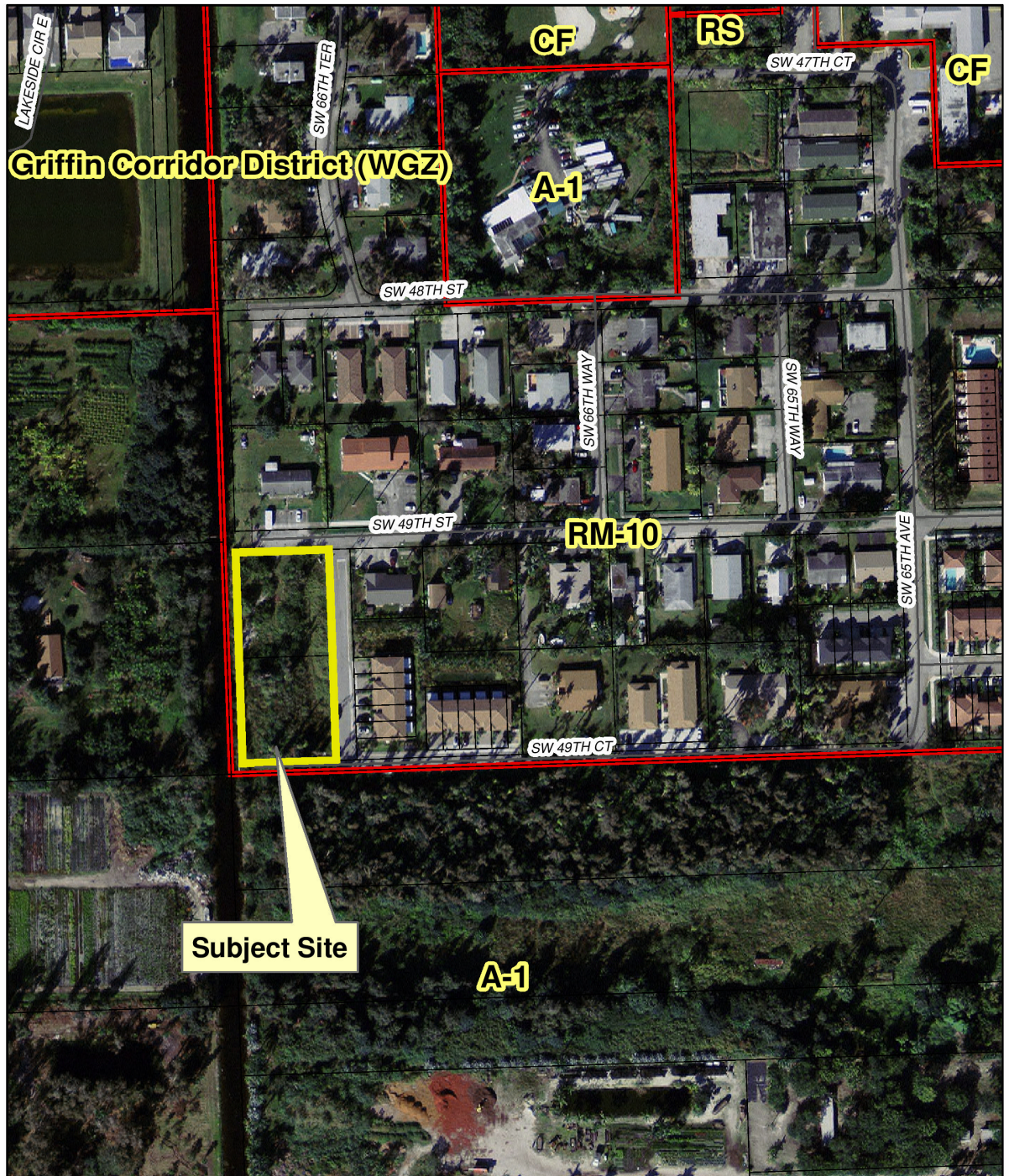
Sincerely,

Jeffrey Evans, RA, NCARB, LEED AP
Manager



Site Plan Modification
SPM 1-1-09
Future Land Use Map

Prepared by: ID
Date Prepared: 2/3/09



Site Plan Modification
SPM 1-1-09
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 2/3/09